

MEMO

To: Ryan Brosanhan, Planner, Resource Consents Unit

From: Agnes van der Erf, Environmental Health Officer, Environmental Health Team

Date: 15 November 2021

Re: RMA/2021/589 - 33 and 69 School Road, Yaldhurst

Scope

1. This application relates to the proposal to establish an agricultural equipment sales and service facility.
2. I understand that the proposal is a non-complying activity under the District Plan and therefore all relevant effects can be considered. The purpose of this memo is to comment on the potential environmental health effects for the purposes of a decision.

Noise

3. Noise is expected to be generated from staff and customer vehicles, deliveries and farm vehicle moving about the site, workshop, water blasters and mechanical plant noise.
4. The application is accompanied by a complete and comprehensive acoustic report from Acoustic Engineering Services Ltd (AES) who are suitably qualified and experienced experts in this field.
5. The acoustic report concludes that noise will comply with the District Plan noise levels except when large vehicles are brought on site during the night-time period, 10pm-7am.
6. The applicant believes this will be a rare occurrence, as most machinery breakdowns are either brought to the site during day-time hours or visited by a technician in the field.
7. The non-complying noise levels are at the boundary of 52 & 56 School Road, at Yaldhurst Domain and at 363 Hasketts Road, and all in the portion of these sites that do not contain dwellings.
8. The Rural Urban Fringe zoning requires a minimum of 4 ha per dwelling, so it is unlikely that a new dwelling will be built in these areas.
9. The noise exceedances experienced at the notional boundaries of 363 Hasketts Road and 45 & 46 School Road, will range between 1-4 dB and are unlikely to cause sleep disturbance. This level of noise is still well under the World Health Organisation recommended night-time limit of 45 dB LAeq.
10. I agree with the conclusion of AES report, that any adverse effects related to noise from this proposal will be minimal.

Submissions

11. Ministry of Education (MOE) – Supports the bund/acoustic fence on the northern boundary. They expressed concerns regarding dust. Dust mitigation will be managed by conditions during construction, with further conditions ensuring bunds are grassed on completion and well maintained.
12. CIAL - Raised concerns about acoustic insulation to address reverse sensitivity in both the office and teaching spaces. The applicant has proposed a condition that a design report from an acoustic specialist shall be provided prior to construction, to confirm that the building will be capable of meeting the indoor sound levels required by the District Plan.
13. [REDACTED] – Concerns that noise bunds do not encompass residential property on the corner of School & Hasketts Road. This property is owned by the applicant. The boundary for [REDACTED] is more than 100m from the site, with the notional boundary 200m from the site. At this distance with the addition of the noise bund and fencing, noise from the activity is unlikely to cause adverse effects.
14. Yaldhurst residents Association – statement that noise levels should be the same as rural zone. The report from AES demonstrates that noise will be consistent with those expected within the zone.

Conclusion

Considering adverse environmental effects from this proposal noise is not one of them and I cannot think of any others.

Agnes van der Erf
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Environmental Compliance



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